

FIRST AMENDMENT TO AGREEMENT FOR PROFESSIONAL SERVICES FOR AE SERVICES FOR CIVIL COURT BUILDING BETWEEN ALACHUA COUNTY AND DLR GROUP, INC NO. 13961

THIS FIRST AMENDMENT (“Amendment”) is made by and between Alachua County, Florida, a political subdivision and charter county of the State of Florida, by and through its Board of County Commissioners (the “County”) and DLR Group, Inc., a Florida for Profit Corporation which is authorized to do business in the State of Florida (“Architect”), who are collectively referred to as the “Parties”.

WITNESSETH:

WHEREAS, the Parties previously entered into an Agreement for Professional Services For A&E Services for a New Civil Court Building, dated November 16, 2023, identified by No. 13961 (the “Agreement”); and

WHEREAS, the County has determined the need for renovation to the Criminal Court Building, which is located adjacent New Civil Court Building, to ensure the interoperability and relocation of staff between the Criminal and Civil Court Buildings; and

WHEREAS, the County has determined that the Architect is the best qualified to provide required A&E Services to Renovate the 4th Floor of the Alachua County Criminal Courthouse for Judicial Chambers in an expeditious fashion; and

WHEREAS, the Parties desire to amend the Agreement for the Architect to provide additional A&E Services to Renovate the 4th Floor of the Alachua County Criminal Courthouse for Judicial Chambers and to do as otherwise provided herein.

NOW, THEREFORE, the Parties agree to amend the Agreement as follows:

- A. Amendment. Section #2, of the Agreement titled “Scope” and Exhibit 1, “Scope of Service” are amended to include the Summery of Services contained in the DLR Group Proposal dated July 23 2024, titled “Additional A&E Services to Renovate the 4th Floor of the Alachua County Criminal Courthouse for Judicial Chambers’ attached hereto as **Exhibit 1A** an incorporated herein (“Additional Services”)
- B. Amendment. Exhibit 2, “Basis of Compensation” is amended to increase the amount paid to the Architect by \$402,070.00 from a lump sum of \$2,599,700.00 to \$3,001,770.00, as detailed in the Fee Summery contained in **Exhibit 1A**.
- C. Effective Date. This Amendment shall be effective upon execution by both Parties.
- D. Original Agreement. Unless expressly amended herein, all other terms and provisions of the original Agreement between the Parties shall be and remain in full force and effect.

IN WITNESS WHEREOF, the Parties have caused this Amendment to be executed on the day and year below written.

ALACHUA COUNTY, FLORIDA

By: Charles Chestnut IV
Charles Chestnut, IV, Chair
Board of County Commissioners
Date: Nov 14, 2024

ATTEST

Jess Irby
J.K. "Jess" Irby, Esq., Clerk
(SEAL)

APPROVED AS TO FORM

DocuSigned by:
David Forziano
70E5E81DBE1E4D3...
Alachua County Attorney's Office

CONTRACTOR

Signed by:
By: Todd Orr
104AF651FC5E473...
Todd Orr
Print: _____
Title: Principal/President
Date: 10/13/2024

IF THE CONTRACTOR IS NOT A NATURAL PERSON, PLEASE PROVIDE A CERTIFICATE OF INCUMBENCY AND AUTHORITY, OR A CORPORATE RESOLUTION, LISTING THOSE AUTHORIZED TO EXECUTE AGREEMENTS ON BEHALF OF YOUR ORGANIZATION. IF ARE A NATURAL PERSON, THEN YOUR SIGNATURE MUST BE NOTARIZED.

EXHIBIT 1A: Additional Services



301 East Pine Street, Suite 900
Orlando, FL 32801

July 23, 2024

Danny Moore
Capital and Preservation Projects Supervisor
Alachua County
915 SE 5th Street
Gainesville, FL 32601

Re: Additional A&E Services to Renovate the 4th Floor of the Alachua County Criminal Courthouse for Judicial Chambers

Dear Mr. Moore,

DLR Group is pleased to submit this fee proposal to Renovate the 4th Floor of the Alachua County Criminal Courthouse for Judicial Chambers. Our proposal is based on the discussions and direction with the County to make a more efficient New Civil Courts building by consolidating the Clerk's office into one zone. By relocating the criminal court clerks on the 4th floor the new building with the civil clerk's office and Administration, the project will save squarefootage and increase operational efficiency. DLR Group will be responsible for the Professional Services for the Architecture and Engineering, including consultants.

Scope Understanding:

Scope of work as defined by the plan developed and reviewed in the Schematic Design phase of the New Civil Courts project meetings and workshops. Concept plan dated February 22, 2024 is attached as Exhibit 1. The more recent Demolition and New Space plan Dated May 9th and May 24th respectively. Commensurate with the scope of the new building, DLR Group and our Consultants are to provide Architectural and Engineering design services from Predesign through Construction for a 12,418 SF interior renovation with significant alterations for walls, finishes, ceilings and MEP systems on the 4th floor for Judicial Chambers, private restrooms, and Court Administration offices. Work is limited to this planned departmental area on level 4 and associated MEP for new work on that floor. Assumes no changes or upgrades to existing stairs, elevators, existing public/staff restrooms, AHUs, or core MEP infrastructure.

Due to the existing building, BIM modeling of the existing building 4th floor components will be produced for demolition and coordination drawings. All work is assume to be interior. No exterior envelope modifications or upgrades.

Construction cost will be determined and evaluated by the Construction Manager. Environmental/Asbestos testing for existing building renovation shall be performed by the county or contractor.

Fee:

- Preliminary Design through DDs for pricing - Lump Sum Fee = **\$63,000.00**
 - Plus \$1,000 for Travel and Printing Expenses.
- Full Services Design CDs through Construction - Lump Sum Fee = **\$335,070.00**
 - Plus \$3,000 for Travel and Printing Expenses.
- Total A/E Fee = \$398,070.00, Plus \$4,000 for Travel and Printing Expenses.**

Summary of Services:

As outlined below, our scope of services include and exclude the following:

Included Services:

- Architecture
- Interiors & casework
- Predesign & Programming
 - Tour and Document Existing Alachua Civil Courts Building and Project Site
 - Programming/Predesign Workshop and Minutes
 - Verify and Finalize Space Program
- Code required signage, and main public wayfinding signage
- Low Voltage (TeleData)
 - Building Security, access control, video surveillance systems, and building intrusion detection
 - Courtroom Audio, Video, and Control systems for Evidence Presentation, Video Conferencing/Remote Communication, and Courtroom Recording
 - Digital Signage / Digital Docket Systems
 - Conferencing and Video Presentation Systems for meeting/conference rooms.
 - Distributed Audio/Paging Systems
 - Fire Alarm
- Acoustics
- MEP Engineering
 - Mechanical /Plumbing Engineering
 - Electrical/Lighting Engineering
 - Fire Protection
- Approximate Furniture and Equipment locations on plans for power, data, and ADA coordination.
- Revit LOD 300
- Stakeholder workshops (in-person or virtual)
- Construction Services
 - Construction RFI's and issue clarification documents
 - Review Shop Drawings, Submittals, and Substitution Requests
 - Site observation once per month (6 visits total)
 - Review Monthly Pay Applications
 - Review Change Order Requests and Change Orders
 - Substantial Completion Punch Review
 - Final Punch Review
 - Review Close-Out Documents
 - Record Drawings and Specifications

Excluded Services: (Alachua County to request additional services to include)

- Concept rendering of chambers
- Geotech
- Civil Engineering
- Landscape & Irrigation
- Surveying
- Traffic Studies
- Threshold Inspections of Structural Systems
- Construction materials testing
- Hazardous materials assessment or testing.

- Environmental Studies
- Accelerated, Fast-track, or separate construction document bid packages.
- 3rd Party testing or Commissioning.
- Test and Balance
- Additional Site visits or meetings due to a project construction delay or extension.
- Furniture and office equipment Design and selection
- Equipment selection
- Inventory of existing FF&E for reuse
- Physical Mockup documents
- Physical Architectural model
- Professional Renderings or animation
- Custom Lighting
- Life-Cycle Cost Analysis
- Cost Estimating
- Energy Modeling
- Envelope Consulting
- Wall Graphics or Art (Art-in-architecture to be performed by County and selected artist).
- Detailed Cost Estimating
- Site Observation if more than once per month.
- Meetings beyond regular meetings identified in the contract.
- Detailed Pay App review of contractor's receipts.
- More than 1 construction phase.
- Existing building renovation or documentation (except for tying into existing elevator core).
- Code compliance of existing buildings (except for exiting requirements at expansion connection).
- 1-year warranty review
- Detailed solar design or documentation
- LEED Energy Modeling
- LEED or Green rating system administration or certification submission.
- Structural Engineering
 - For miscellaneous structural questions during design and construction. It is not expected to have any new structures, beams or columns.
- Data design for:
 - All work area computers, equipment cords, computer servers, network data switches except switches required for the function of the security and access system(s), telephone handsets, Audiovisual Programming/Configuration, and Audiovisual Commissioning.

Additional Information:

See attached documentation for the detailed Summary of Project Fees in 'Attachment B'.

Please contact me if you have questions or clarifications related to this proposal. We are looking forward to beginning our partnership with the County and Stakeholders on this project.

Sincerely,
DLR Group



Chris Getz, AIA, LEED BD+C
Principal | Sr. Project Manager | Justice+Civic Region Leader



Alachua County Civil Courts Fee Detail - 4th Floor Renovation

Revised 7/23/2024

	DLR Group	DLR Group	DLR Group	DLR Group	DLR Group	DLR Group	DLR Group	DLR Group	DLR Group	DLR Group
	PM / Architecture	Mechanical	Electrical	Plumbing / FP	Structural	Interiors / Millwork	Data / Security	AudioVisual	Wayfinding / Signage	DLR Group Rendering Models / Mockup
Task 1: Programming / Conceptual Design										
Building Investigation and Background/Demo Drawings	\$ 5,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	\$ 5,000				
Task 2: Basic Services (Arch, Structural, Mechanical, Electrical, Plumbing, Fire Protection)										
Schematic Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
Design Development	\$ 20,000	\$ 5,000	\$ 4,000	\$ 3,000	\$ -					
Construction Documents 50% \$52,000 - 90% \$41,600 - 100% \$10,400	\$ 41,000	\$ 25,000	\$ 24,000	\$ 13,000	\$ 1,000					
Bidding and Negotiation	\$ 4,000	\$ 3,000	\$ 3,000	\$ 2,000	\$ -					
Construction Administration	\$ 40,000	\$ 30,250	\$ 15,000	\$ 13,500	\$ 1,000					
Task 3: Specialty Consultants (Additional Services: Data / AV / Security / Wayfinding / Cost Estimating)										
Schematic Design						\$ -				
Design Development						\$ 15,000	\$ -	\$ -		
Construction Documents 50% \$35,155 - 90% \$28,124 - 100% \$7,031						\$ 25,000	\$ 20,000	\$ 15,310	\$ 9,000	\$ -
Bidding and Negotiation						\$ 1,000	\$ 1,000	\$ 1,280		
Construction Administration						\$ 30,600	\$ 5,000	\$ 6,630	\$ 3,000	
Task 4: Sustainability Services										
LEED Scorecard Only, Sustainable design + WELL Health & Safety, solar Ready	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
\$ 110,000 \$ 65,250 \$ 48,000 \$ 33,500 \$ 2,000 \$ 76,600 \$ 25,000 \$ 23,220 \$ 12,000 \$ -										




Item #8f, 24-00976, 11122024-13961

Final Audit Report

2024-11-14

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